

# Property Data Report

3 Nymboida Street, South Coogee, NSW, 2034

PROPERTY IDENTIFICATION					
Address	3 Nymboida Street, South Coogee, NSW, 2034	Property ID	6256699	State	NSW
Report Date	2025-11-09				
LOCATION					
Council Area	Randwick	Postcode	2034	Locality	SOUTH COOGEE
Coordinates	-33.933505, 151.255112				
SITE DETAILS					
Zone Code	A	Zone Description	Residential	Site Value	\$245,000
Valuation Date	1991-07-01	Dimensions	14.63/14.71X32/33.58		
PROPERTY ATTRIBUTES					
Property Type	HOUSE	Property Sub Type	House	Bedrooms	4
Bathrooms	3	Car Spaces	2	Lock-Up Garages	0
Land Area	480.0 m²	Calculated Land Area	No	Land Area Source	Other
FEATURES					
Development Zone	Low Density Residential	Property Improvements	RESIDENTIAL		
LAST SALE					
Sale Price	\$5,000,000	Contract Date	2021-04-24	Settlement Date	2021-06-04
Sale Method	Sold At Auction	Sale Type	Unknown	Agency	Ballard Property
Agent	James Ball				
SALES HISTORY					
Total Sales	2 sales	Date Range	1991-10-11 to 2021-04-24	Total Transaction Value	\$5,351,000
Average Sale Price	\$2,675,500				
LAST ADVERTISING CAMPAIGN					
Campaign Start	2021-04-09	Campaign End	2021-04-24	Days on Market	16
Listing Method	Private Treaty	Listing Price	\$3,800,000	Price Description	Auction 24th April
Auction Date	2021-04-24	Campaign Agency	Ballard Property		
PARCEL GEOMETRY					
Polygon Rings	1 ring(s)	Coordinate Points	5 points	Geometry Type	esriGeometryPolygon

HAZARD OVERLAYS					
Detected Hazards	Bushfire, Flood, Heritage				
EASEMENTS					
Total Easements	44 easements				
INFRASTRUCTURE (5km radius)		Available Infrastructure	Streets, Railway, Railway Stations, Ferry, Electric Transmission		
OCCUPANCY					
Occupancy Type	Owner Occupied	Confidence Score	Low		
LEGAL					
Title Reference	4196/752015	Title Indicator	No More Titles	Fee Code	Sole Owner
Owner Code	Private	Lot/Plan	4196/DP752015	Parcel Area	480 m²
Land Authority	Randwick	Legal Description	LOT 4196 DP752015		
PARCEL GEOMETRY DETAILS					
Geometry Type	esriGeometryPolygon	Spatial Reference WKID	102100	Latest WKID	3857
Property Area (m²)	479.77 m²	Geometry Area	698.72 m²	Geometry Perimeter	114.67 m
Polygon Rings	1 ring(s)	Total Vertices	5 points		
GEOSPATIAL LAYERS SUMMARY					
Hazard Layers Available	3 layers	Bushfire	Available (image_check)	Flood	Available (image_check)
Heritage	Available (image_check)	Easements	44 easements found	Easement 1	2167 m² in BANKSMEADOW
Easement 2	3288 m² in BANKSMEADOW	Easement 3	4366 m² in ROSEBERY	Infrastructure Layers	5 layers
Streets	Available	Railway	Available	Railway Stations	Available
Ferry	Available	Electric Transmission	Available		
MESH BLOCK ANALYSIS					
Analysis Buffer	2000 meters	Total Mesh Blocks	254 blocks		
Category Breakdown		Residential	213 blocks	Parkland	25 blocks
Education	10 blocks	Commercial	5 blocks	Other	1 blocks
Non-Residential Distances		Total Non-Residential	41 blocks	Closest	180.0 m
Farthest	1941.2 m	Average	1104.4 m	Median	1024.4 m
Top 5 Closest Non-Residential		#1 Commercial	180.0 m (Vermont South)	#2 Parkland	293.9 m (Vermont South)
#3 Parkland	378.3 m (Vermont South)	#4 Commercial	423.0 m (Vermont South)	#5 Parkland	541.1 m (Vermont South)
MARKET METRICS AVAILABILITY					
Metrics Available	7/8 metrics				
✓ Sales Volume		Data Points	6 (quarterly)	Date Range	2021-05 to 2022-03
First Value	3,505,230	Latest Value	4,068,399	Growth	+16.1%

✓ Median Sale Price		Data Points	6 (quarterly)	Date Range	2021-05 to 2022-03
First Value	\$34	Latest Value	\$39	Growth	+14.7%
✓ Median Value		Data Points	12 (monthly)	Date Range	2021-04 to 2022-03
First Value	\$1,125	Latest Value	\$1,158	Growth	+2.9%
✗ Median Vendor Discount	No data returned from API				
✓ Total Listings		Data Points	10 (monthly)	Date Range	2021-04 to 2022-01
First Value	0	Latest Value	0	Growth	+7.2%
✓ Median Days on Market		Data Points	1 (yearly)	Date Range	2022-01 to 2022-01
First Value	1	Latest Value	1	Growth	+0.0%
✓ Rental Yield		Data Points	1 (monthly)	Date Range	2021-04 to 2021-04
Latest Value	-0.05%				
✓ Median Asking Rent		Data Points	5 (quarterly)	Date Range	2021-04 to 2021-12
First Value	\$3,956,000	Latest Value	\$4,742,500	Growth	+19.9%
MEDIAN VALUE (AVM) TREND					
Description	Median Value	Period	2021-04-30 to 2022-03-31	Data Points	12 (monthly)
Starting Value	\$1,125	Current Value	\$1,158	Growth	+2.9%
MEDIAN SALE PRICE TREND					
Description	Median Sale Price	Period	2021-05-31 to 2022-03-31	Data Points	6 (quarterly)
Starting Price	\$34	Current Price	\$39	Growth	+14.7%
RENTAL MARKET					
Rental Yield	-0.05%	Yield Date	2021-04-30	Median Rent	\$4,742,500/week
Rent Date	2021-12-31				